

WASHINGTON, D. C., SUNDAY, APRIL 30, 1911.

## "Potomac Heights" OPENING DAY

BUY AND BUILD AT POTOMAC HEIGHTS—THE PRETTIEST AND HEALTHIEST LOCATION IN THE DISTRICT. WATER, SEWER, ELECTRIC LIGHTS, PHONE SYSTEM, GRADED STREETS, CEMENT SIDEWALKS ON THE PROPERTY. 5-CENT FARE TO ANY PART OF THE CITY. MINERAL SPRINGS, SHADE TREES, AND A TWO-ACRE PARK.

THIS IS IDEAL SUBURBAN PROPERTY.

THIS BEAUTIFUL PROPERTY CAN BE BOUGHT FOR 20 CENTS PER SQUARE FOOT, ON LIBERAL TERMS. FINE NEIGHBORHOOD. RESTRICTIONS PROTECT YOU FROM ANYTHING OBNOXIOUS.

SEVEN DWELLINGS COMPLETED AND OCCUPIED, AND SEVERAL MORE UNDER CONSTRUCTION.

BUY NOW WHILE YOU CAN SECURE YOUR LOTS AT \$450 TO \$500 EACH.

WE WILL BUILD YOU A HOME AND SELL IT TO YOU ON THE INSTALLMENT PLAN.

PRICES SOON TO BE ADVANCED.

MEET US ON THE PROPERTY TO-DAY.

**Potomac Heights Land Co., Inc.,**  
221-222 Colorado Building.

## FRANKLIN PARK HOME SITES

AND

### Franklin Park Orchards

On the Hills Overlooking  
The National Capital.

#### Advantages of Franklin Park

- |                                |  |
|--------------------------------|--|
| 1—City facilities.             | 8—Every suburban advantage.                  |
| 2—Department store deliveries. | 9—50 feet elevation.                         |
| 3—Telephone service.           | 10—Pure air.                                 |
| 4—Two mail deliveries daily.   | 11—Best drainage.                            |
| 5—Free transfers to city cars. | 12—Excellent water.                          |
| 6—Concrete sidewalks.          | 13—Best car service.                         |
| 7—Thirty minutes to Treasury.  | 14—WE PLANT ORCHARDS AND CARE FOR THEM FREE. |

While land at Franklin Park is cheaper for the same quality than to be had anywhere about Washington,

Lots 50x200, \$200 to \$400,  
Full Acres, \$700 to \$1,000.

THE TERMS OF PURCHASE ARE UNUSUALLY EASY—

\$10 to \$50 Cash. \$5 to \$20 Monthly.

No Taxes. 4% Interest.

To see Franklin Park, take any Capital Traction car, get free transfer, and change at 36th and M (Pa. ave. line), for Great Falls and Old Dominion cars direct to Franklin Park.

Salesmen on premises all the time.  
Call, write, or 'phone,

**MOORE & HILL, INC.,**

Suburban Department,

1333 G St. N. W.

'Phones Main 872 and 1453.

## Splendidly Built New House.

Beautifully Located.

3145 17th St. N. W.

THREE STORIES; TEN beautiful rooms; two complete bathrooms; polished hardwood finish; faultless decorations; electric and gas lighting fixtures; charming dining-room; hardwood floors; hand made mantels; hot-water heat; large closets; convenient pantries and china cabinets.

Call and see the greatest bargain ever offered in Washington. NINE SOLD. ONE LEFT.

Half square from Connecticut avenue car line.

PRICE, \$7,950.

CONVENIENT TERMS.

**N. L. Sansbury Co.,**  
719-21 13th St. N. W.

### McMILLAN FOUNTAIN.

Contract for Memorial to the Friend of the District.

The contract for the construction of the granite approach to the fountain which will be erected in McMillan Park in memory of Senator McMillan, of Michigan, at the time chairman of the Senate District Committee, has been made with Horace Brothers.

### A Poured House at Virginia Highlands.



Come now and see the last finished house, before it is occupied. Virginia Highlands, the garden suburb, is made of all modern homes. It is only twelve minutes ride from post-office. Lots are now \$200 and upward. You can pay \$10 down and \$1 a month. You won't miss it and soon it will be yours to build on or to sell at a marked profit.

Take car from post-office corner, 13th and F ave.

Now is the time to buy. The deep-pocket, cement house will interest you. They cost less than wood.

MAIN OFFICE ROOMS,  
685 CONCORD BUILDING,  
OPPOSITE TREASURY.

competitors. Col. Langhitt, the engineer in charge of the District water supply system, has instructed Capt. H. H. McMillan, his assistant, to supervise the erection of the memorial. Exclusive of the foundation and approach, the fountain will cost about \$25,000.

## REALTY RECORD FOR THE MONTH

April Makes Best Showing  
for the Year.

EXCEEDS LAST APRIL \$800,000

Surpassed by Only Two Months of 1910—Heavy Railway Deal of Trust—Closing Week Dull, but Early Transactions Set High Average in All the Lines.

The month of April's transactions in the realty market within the District of Columbia show a net increase over the same month of 1910 of more than \$800,000. Incidentally, April surpassed any one of the three preceding months in the volume of business, of sales, loans, contracts for new buildings, and projected improvements.

All this would tend to show that in the current year Washington will make a new record for activity in the real estate market. The total volume of transactions for April, 1911, was \$5,000,000. There were but two months of 1910 that exceeded this figure.

The biggest transaction of the week which ended yesterday was the filing for record of the \$7,500,000 deed of trust on the properties of the Washington, Baltimore and Annapolis Electric Railroad. This investment has not been considered in totaling the transactions for April. The reason for this is that the loan made to the railroad company was for the purpose of refunding and wiping out the combined prior indebtedness of the corporation.

Last week noted a falling off in the total number of sales of real estate. There were 158 transfers recorded as against 180 on the preceding week. The number of lots disposed of for last week were 244 as against 403 for the week ending April 22.

For the month of April the figures on the transactions are as follows: Closed transfers of real estate, 675; lots sold, 1,272. These transactions show a daily average of 27 transfers for every working day of the month, and 57 lots sold. There were twenty-one rainy days in April.

Among the more important transactions in the down-town section of Washington during the week just ended were the sale of the Hotel Richmond property and the adjoining building, situated on Seventeenth street, just north of H street, for \$360,000. The purchase by Henry T. Osterdinger of the property at 508 Ninth street, upon which he will erect a four-story cigar factory, and the lease of the building formerly occupied by the District National Bank in G street, for the purpose of building an arcade from New York avenue to G street.

The loans of last week reached a total of \$631,906.51, a falling off from the week before, of approximately 10 per cent. The rate of interest averaged about 5 1/2 per cent, although a majority of the smaller loans were made at 6 per cent, as is usual. Of the total amount loaned \$383,671.25 were new borrowings. The building associations loaned \$85,000. Northwest property owners were the largest borrowers last week, demanding of the market a total of \$265,091.38. Suburban property was pledged for the next largest sum, \$55,357.55. The record of loans in the other sections was: Northeast, \$22,190; southeast, \$2,970, and southwest, \$5,400.

## GOTHAM JUNKET ASSURED SUCCESS

Chamber of Commerce Excursion Will Carry 100.

"The excursion of the Washington Chamber of Commerce to New York by sea will be a prodigious success," said Secretary Thomas Grant to The Washington Herald reporter yesterday.

"Every excursion of the Chamber of Commerce has been a success, but this one is going to exceed them all. The first postal card poll of the members made with a view to discovering whether the sentiment was for a two-day trip to Old Point Comfort or the more extended trip to the metropolis, brought a rush of replies. The votes were four to one in favor of New York."

"Now we have so many replies that the members will be given a choice. They may go to New York and have a try at 'mal da mer' on the raging billows of the North Atlantic or they may stop over at the Hotel Chamberlin and linger on the sands of Old Point or Virginia Beach and get sunburned."

More than one hundred of the members will take the New York trip. The whole party that will leave Washington on the Northernland on the evening of May 13 will number more than 100.

"Incidentally, on the day we all spend at Old Point there will be a ball game that will please every fan in the party. The Chamber of Commerce team is a good one, no matter what the Georgetown 'varsity aggregation may have to say on the subject, and we are going to make the sand-piper organizations that we will meet at Phoebus look like bush-leaguers."

**SUBURBAN TRANSFERS.**  
Residence Properties Sold to New Residents by Boss & Phelps, Kennedy Brothers have just sold 611 Rock Creek Church road, through the real estate corporation of Boss & Phelps, to a local business man, who will occupy it as his home. It has just been completed. This is the last house of the new Kennedy row to be sold.

Dr. Frederick A. Cleveland, chairman of the economy and efficiency commission, has just purchased, through the same firm, the large detached residence, 5013 Thirty-fourth street, Cleveland Park. After extensive alterations Dr. Cleveland will occupy the house as his summer residence.

### FOR MEMORIAL HALL.

Ladies of the Loyal Legion Will Give Luncheon and Dinner.  
The ladies of the Loyal Legion will give a luncheon and dinner at Old Masonic Temple tomorrow for the benefit of the building fund of the George Washington Memorial Hall. Luncheon will be served from 11:30 to 2 o'clock. In the evening a dinner will be served for the same object. The dining hours will be from 6 o'clock until 7.

## DICKSON HOME FOR AGED MEN

Structure to Adorn Fourteenth Street Terrace.

The Dickson Home for Aged Men will be one of the most beautiful additions to the suburbs of Washington. The building permit issued last week to the Boyle-Roberts Construction Company states that the estimated cost of the structure will be \$110,000. It is believed that even more money will be expended on the home. It will stand at the corner of Fourteenth and Gallatin streets.

Arthur B. Heaton, the architect, has spent nearly a year in studying the best designs for homes of this character throughout the United States. He thinks that in the new building, which will soon be built in the neighborhood of Fourteenth Street Terrace, he has combined all of the best features of the buildings he has studied.

The new building will be constructed of brick and concrete. It will be three stories in height with a handsome ornamental tower in the middle. In the wings will be the sleeping apartments for sixty residents, providing that each of the inmates shall have a room to himself.

On the main floor will be the lounging room and writing room, library, a lofty-celled dining hall, and modern kitchen. The building will be ready for occupancy about October 1.

## NEW SUBDIVISION OPENING RAPIDLY

Fourteenth Street Terrace  
Making Progress.

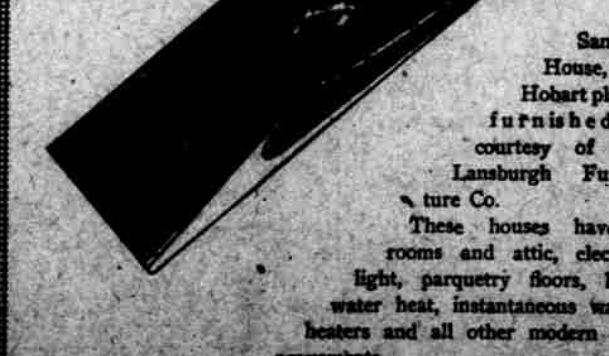
Ground will be broken this week for three handsome homes in Fourteenth Street Terrace, the subdivision which is bounded by Piney Branch road and Georgia avenue and Farragut street, and the present terminus of the Fourteenth street car line. In addition to these three houses are now under construction, as well as a \$65,000 school house on Farragut street.

A total of 41,130 square feet of ground has been sold in this subdivision, and the building operations now in progress there amount to \$257,000. All city improvements have been completed in Fourteenth Street Terrace. They include water and sewer mains, gutters, catch basins, gas, and electric lights, macadamized streets and granolithic sidewalks.

Robert E. Heater, with offices in the Colorado Building, the exclusive agent for this property, also is the exclusive agent for Sixteenth Street Heights, the handsome new subdivision that has just been placed on the market. This subdivision extends from Georgia avenue to Sixteenth street, with one mile frontage on this famous boulevard, overlooking Rock Creek Park, and has been subdivided into lots from 80 to 100 feet in width. The work of grading already has been begun, and before the summer is far advanced the lots will be in condition to build upon. City improvements will be installed there as quickly as possible. More than 50,000 square feet of ground already has been sold in this subdivision.

## Don't Fail to See the Houses on the Lake.

Come out any day and walk around, whether you are interested in the purchase of a home or not. There is no prettier walk in Washington than around the Lake.



Take 9th st. car; get off at Harvard st. and walk one block east.

**ZEPP BROS.**  
1325 F Street N. W.

## LOTS. LOTS. LOTS.

### Special Sale of Takoma Park Lots

#### WHERE TO BUY

Buy a lot where the prices are right.  
Buy where there is one car fare to the city.  
Buy where you have two street car lines and steam railroad facilities.  
Where you have a fine district school. Where there is a \$40,000 branch Public Library being built. Where there is city water, sewer, and gas, and granolithic sidewalks—where there are churches, fine grocery stores, drug store, and notion store, and everything to make a suburban home desirable.

Just Think What Two Car Lines Mean.  
THERE IS A REASON.

## Takoma Park Is on a Boom.

It is in Line of the Great Northwest Development. Only Two Squares East of SIXTEENTH STREET HEIGHTS.

See the Large Number of Houses Being Built.

Prices of lots—50 feet front by 120 to 200 feet deep—range 5 to 15 cents per square foot.

CHOICE LOTS IN THREE SUBDIVISIONS.

Easy Terms if Desired.

HOUSES—I Have a Number of Attractive Houses For Sale. For Full Information, See

**H. L. THORNTON, Takoma Agent,**

CITY OFFICE, 607 Thirteenth Street N. W.

TAKOMA OFFICE Open Daily After 3 P. M.

## TYPE OF IMPROVEMENTS AT SILVER SPRING PARK

LOCATION, CLASS OF IMPROVEMENTS, FACILITIES OF TRANSPORTATION, and a HEALTHFUL ALTITUDE are the great factors in making the best suburban values. SILVER SPRING embraces all of these in the highest degree.

Convince yourself of the truth of this assertion by giving us the opportunity to show you this beautiful property.



Call, write, or telephone for appointment.  
Prices from 4c to 12c per foot.  
Take notice of the low price and embrace the opportunity before prices advance.

**M. B. REMORE, Suburban Operator**

ROOM 813, EVANS BUILDING

1420 New York Ave. N. W. 'Phone Main 1640

## SPECIAL BARGAINS

We Have Two Special Bargains in  
Homes That Must Be Sacrificed at Once

**518 Quincy St. N. W.**

9 rooms; semi-detached; hot-water heat; electric lights; parquet floors; beamed and paneled dining-room; attic over entire house.

**608 Quincy St. N. W.**

6 rooms; electric lights; parquet floors; perfect condition. Examine these properties and make offer, as these houses will absolutely be sold immediately.

Call or 'phone

**ZEPP BROS.,**

1325 F Street Northwest

'Phone M. 5417 or 5418. Night 'phone, C. 3304, 3305.